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PHILIPPINE STATISTICS AUTHORITY  
NATIONAL CAPITAL REGION

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# SPECIAL RELEASE

## PRIVATE BUILDING CONSTRUCTION STATISTICS National Capital Region: Second Quarter 2015

This Special Release presents data on construction statistics from approved building permits for the National Capital Region (NCR) for the second quarter of 2015. Figures are based on the preliminary results of the tabulated data from collected building permits.

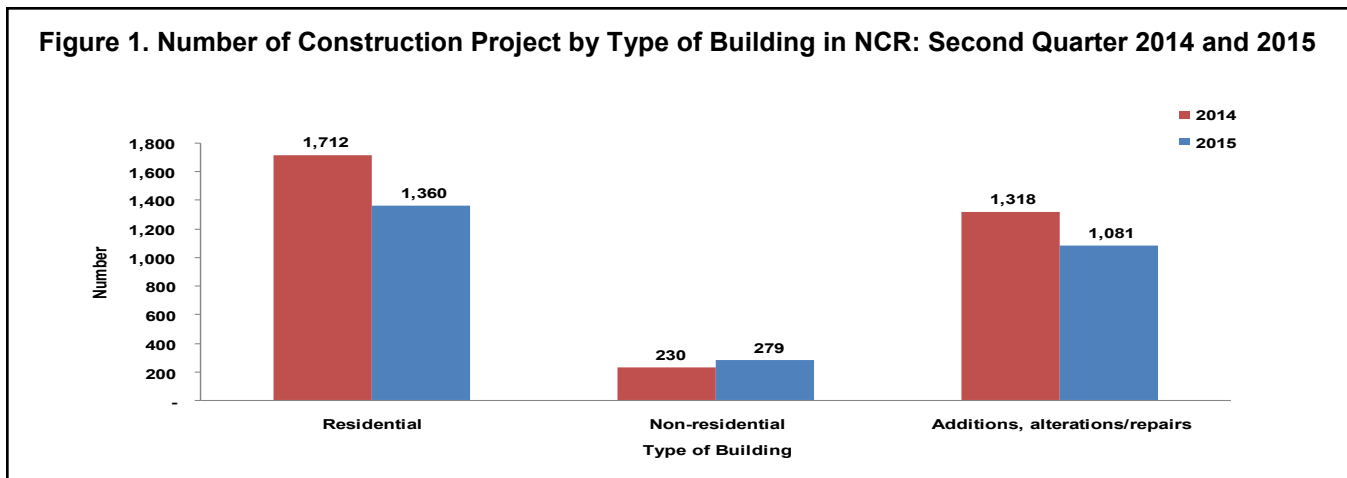
### Total number of approved building permits decreases

The total number of approved building permits in NCR decreased by 16.6 percent to 2,720 during the second quarter of 2015 from 3,260 of the same period of the previous year. However, the total value of construction increased by 23.9 percent to P34.3 billion during the second quarter of 2015 from P27.7 billion of the same period of the previous year.

Relative to the entire country, NCR contributed 8.2 percent to the total number of approved building permits and 43.4 percent to the total value of construction during the second quarter of 2015. See Table 1 for details.

Meanwhile, combined approved building permits for additions, alterations and repairs went down by 18 percent to 1,081 building permits during the second quarter of 2015 from 1,318 of the same period of the previous year.

Figure 1 compares the number of approved building permits by type of building for NCR during the second quarter of 2014 and 2015. Refer to Table 2 for details.

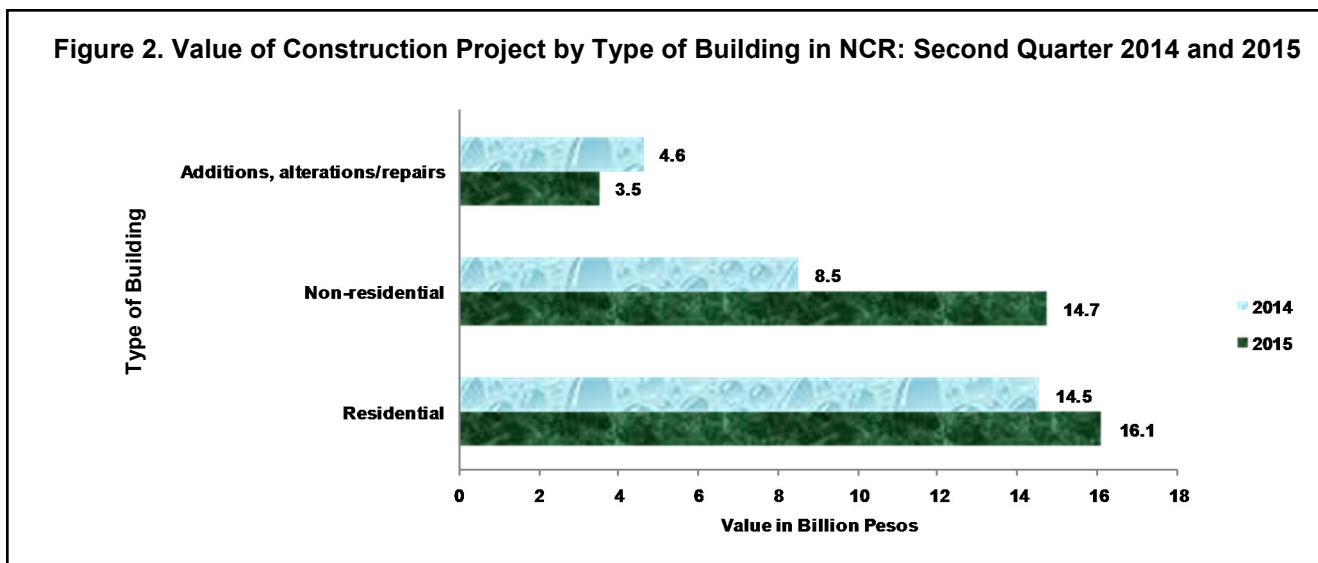


Source: Private Construction Statistics, Industry Statistics Division, PSA

### Value of construction for residential type of building goes up

The aggregate value of construction for residential type of building in NCR went up to P16.1 billion in the second quarter of 2015 from P14.5 billion during the same period of the previous year. While the value of construction for non-residential type of building increased to P14.7 billion in second quarter of 2015 from P8.5 billion in the same period of 2014. The total value for additions and alterations/repairs decreased to P3.5 billion in the second quarter of 2015 from P4.6 billion during the same period of 2014.

Figure 2 presents the value of construction by type of building for NCR for the second quarter of 2015 and 2014. Refer to Table 3 for details.

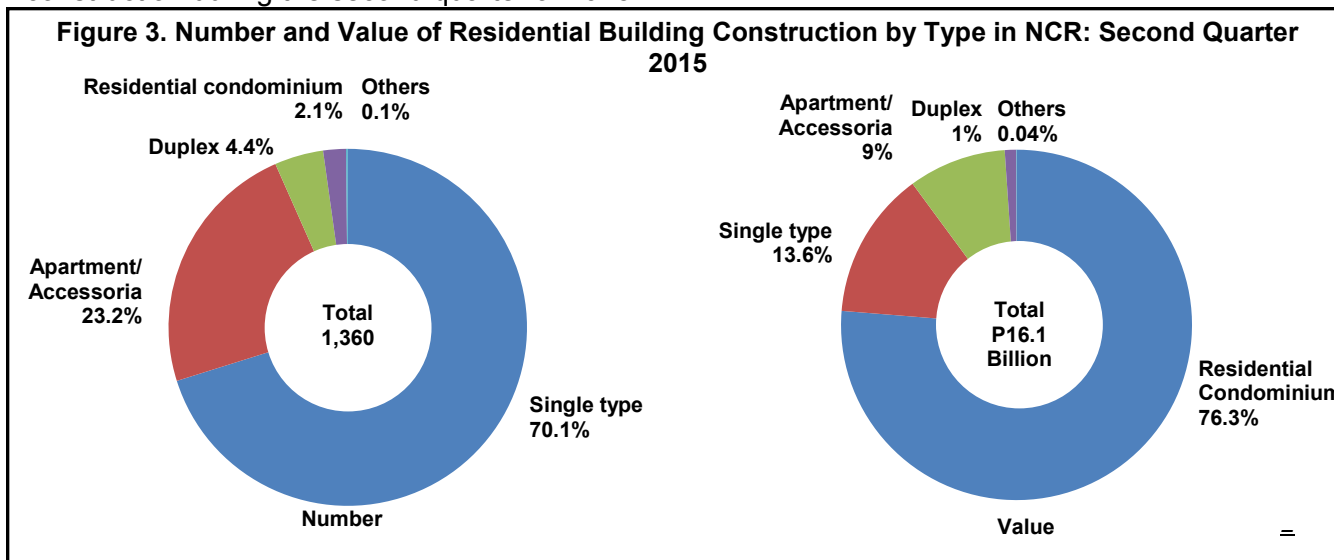


Source: Private Construction Statistics, Industry Statistics Division, PSA

### Single-type residential units record the highest number of approved building permits while residential condominium registers the highest value of construction

Among the types of residential building, single-type residential units registered the highest number of approved building permits with 954 applications or 70.1 percent. On the other hand, residential condominium recorded the highest value of construction amounting to P12.3 billion or 76.3 percent of the total value of residential building construction.

Figures 3 presents the percentage distribution of the number and value by type of residential construction during the second quarter of 2015.



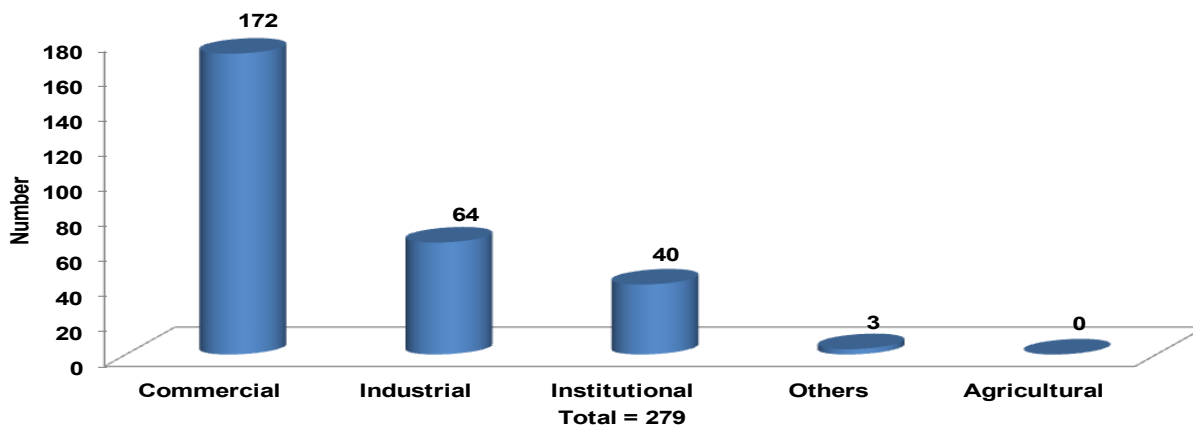
Source: Private Construction Statistics, Industry Statistics Division, PSA

**Commercial type of building ranks the highest among non-residential building construction**

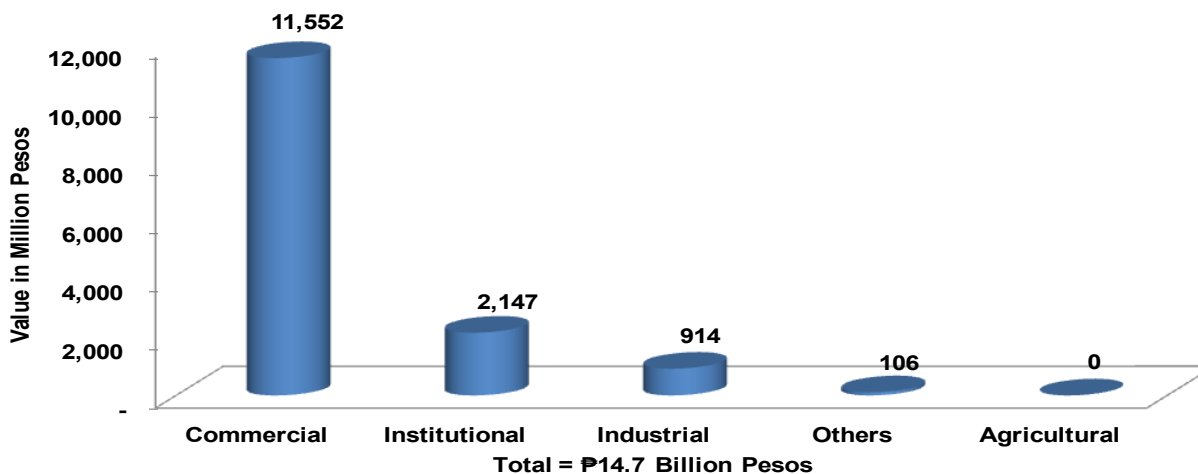
Among the types of non-residential building, the commercial type recorded the highest total number of 172 applications, comprising 61.6 percent of the total number and an aggregate value of P11.6 billion or 78.5 percent of the total value of non-residential building construction.

Figures 4a and 4b present the number and value by type of non-residential building construction by type for NCR during the second quarter of 2015.

**Figure 4a. Total Number of Non-residential Building Construction by Type in NCR: Second Quarter 2015**



**Figure 4b. Total Value of Non-residential Building Construction by Type in NCR: Second Quarter 2015**



Source: Private Construction Statistics, Industry Statistics Division, PSA

**Table 1. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by City/Municipality in NCR  
Second Quarter 2014 and 2015**

City/Municipality	Second Quarter 2015 <sup>a</sup>				Second Quarter 2014			
	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost Per Floor Area	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost Per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>PHILIPPINES</b>	<b>32,974</b>	<b>7,046,908</b>	<b>79,015,280</b>	<b>11,213</b>	<b>32,729</b>	<b>6,212,733</b>	<b>69,905,942</b>	<b>11,252</b>
<b>NATIONAL CAPITAL REGION</b>	<b>2,720</b>	<b>2,306,754</b>	<b>34,299,413</b>	<b>14,869</b>	<b>3,260</b>	<b>1,881,504</b>	<b>27,674,751</b>	<b>14,709</b>
CITY OF MANILA	36	51,720	1,311,615	25,360	118	34,216	586,863	17,152
CITY OF MANDALUYONG	130	99,451	1,082,977	10,890	96	148,986	1,632,199	10,955
CITY OF MARIKINA	137	23,400	288,532	12,330	159	24,982	337,568	13,512
PASIG CITY	137	20,887	423,404	20,271	145	100,822	1,512,215	14,999
QUEZON CITY	465	592,561	5,829,643	9,838	679	825,878	12,280,638	14,870
CITY OF SAN JUAN	34	32,397	353,359	10,907	24	7,562	74,490	9,851
CALOOCAN CITY	183	58,832	510,970	8,685	257	34,657	395,799	11,420
CITY OF MALABON	99	17,682	200,787	11,355	91	22,334	230,473	10,319
CITY OF NAVOTAS	19	3,134	148,372	47,343	18	1,901	14,925	7,851
CITY OF VALENZUELA	168	46,776	353,126	7,549	115	35,609	278,901	7,832
CITY OF LAS PIÑAS	226	95,636	1,384,358	14,475	265	68,497	676,594	9,878
CITY OF MAKATI	345	234,007	5,278,942	22,559	463	42,020	1,076,486	25,618
CITY OF MUNTINLUPA	111	57,700	1,388,905	24,071	156	134,029	2,054,146	15,326
CITY OF PARANAQUE	215	101,296	1,030,277	10,171	249	91,890	1,060,859	11,545
CITY OF PASAY	94	62,220	1,256,065	20,187	82	15,590	222,933	14,300
PATEROS	28	2,504	29,246	11,680	25	4,565	65,921	14,441
TAGUIG CITY	293	806,551	13,428,827	16,650	318	287,966	5,164,735	17,935

Source: Private Construction Statistics, Industry Statistics Division, PSA

p-preliminary

**Table 2. Number, Floor Area, Value and Average Cost per Floor Area of Building Construction by Type of Building in NCR  
Second Quarter 2014 and 2015**

Type of Building	Second Quarter 2015 <sup>P</sup>				Second Quarter 2014			
	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost per Floor Area	Number	Floor Area (sq. m.)	Value (P1,000)	Average Cost per Floor Area
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<b>TOTAL</b>	<b>2,720</b>	<b>2,306,754</b>	<b>34,299,413</b>	<b>14,869</b>	<b>3,260</b>	<b>1,881,504</b>	<b>27,674,751</b>	<b>14,709</b>
<b>RESIDENTIAL</b>	<b>1,360</b>	<b>1,347,915</b>	<b>16,095,892</b>	<b>11,941</b>	<b>1,712</b>	<b>1,270,042</b>	<b>14,535,273</b>	<b>11,445</b>
Single House	954	210,900	2,193,784	10,402	1,237	246,721	2,555,848	10,359
Duplex/Quadruplex	60	18,912	167,384	8,851	54	14,436	144,180	9,988
Apartment/Accessoria	316	156,145	1,451,144	9,294	400	184,100	1,636,689	8,890
Residential Condominium	28	961,418	12,277,535	12,770	18	823,978	10,195,883	12,374
Others	2	540	6,042	11,189	3	807	2,671	3,310
<b>NON-RESIDENTIAL</b>	<b>279</b>	<b>935,776</b>	<b>14,718,793</b>	<b>15,729</b>	<b>230</b>	<b>539,518</b>	<b>8,533,124</b>	<b>15,816</b>
Commercial	172	741,404	11,551,658	15,581	145	327,183	4,908,502	15,002
Industrial	64	115,842	914,042	7,890	38	47,010	308,844	6,570
Institutional	40	78,530	2,147,406	27,345	41	165,325	3,281,888	19,851
Agricultural	-	-	-	-	-	-	-	-
Others	3	-	105,686	-	6	-	33,888	-
<b>ADDITIONS</b>	<b>108</b>	<b>23,063</b>	<b>379,086</b>	<b>16,437</b>	<b>131</b>	<b>71,944</b>	<b>577,922</b>	<b>8,033</b>
<b>ALTERATIONS/REPAIRS</b>	<b>973</b>	<b>-</b>	<b>3,105,640</b>	<b>-</b>	<b>1,187</b>	<b>-</b>	<b>4,028,430</b>	<b>-</b>

Source: Private Construction Statistics, Industry Statistics Division, PSA  
p-preliminary

## Explanatory Notes

### Scope and Coverage

Private construction statistics from approved building permits relate to new constructions and additions, alterations and repairs of existing residential and non-residential buildings and other structures undertaken in all regions/provinces of the country.

### Source of Information

Data are taken from the original applications of approved building permits collected by NSO field personnel from Local Building Officials in the six districts of NCR.

### Limitations:

1. Data on private building constructions refer to those proposed to be constructed during the reference period and not to construction work completed during the reference period.
2. The completeness of the number of building permits collected relies on the approval of applications filed with the Office of Local Building Officials (LBOs). Hence, private building constructions without approved building permits are excluded in the tabulation of data.

### Definition of Terms:

**Building Permit** - A written authorization granted by the Local Building Official (LBO) to an applicant allowing him to proceed with the construction of a specific project after plans, specifications and other pertinent documents have been found to be in conformity with the National Building Code (PD 1096).

**Building** - Any independent, freestanding structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend from the foundation to the roof.

**Construction** - All on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities and equipment of buildings/structures.

**Residential Building** - A building for which its major parts or more than half of its gross floor area is built for dwelling purposes. This type of building can be of the single type, duplex, an apartment and/or accessoria and residential condominium.

**Single House** - A complete structure intended for a single family or household, i.e. bungalow, 2-storey house, nipa hut.

**Duplex** - A structure intended for two households, with complete living facilities for each; it is a single structure divided into two dwelling units by a wall extending from the floor to the ceiling.

**Apartment** - A structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

**Accessoria** - A one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

**Residential Condominium** - A structure, usually of several storeys, consisting of multiple dwelling units.

**Other residential constructions** - Consist of school or company staff houses, living quarters for drivers and maids and guardhouses.

**Non-Residential Building** - This type includes commercial, industrial, agricultural and institutional buildings.

**Commercial Buildings** - Office buildings and all buildings that are intended for use primarily in wholesale, retail and service trades; i.e. stores, hotels, restaurants, banks, disco houses, etc.

**Industrial Buildings** - All buildings which are used to house the production, assembly and warehousing activities of industrial establishments; i.e. factories, plants, mills, repair shops, machine shops, printing press, storage plant, electric generating plants

**Institutional Buildings** - All buildings that are primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e. school, museums, libraries, sanitarium, churches, hospitals.

**Agricultural Buildings** - All buildings, which are used to house live stocks, plants and agricultural products such as barn, poultry house, piggeries, stables, greenhouses and grain mill.

**Other Non Buildings Constructions** - These include cemetery structures, street furniture, waiting sheds, communication towers, etc.

**Addition** - Any new construction that increases the height or area of an existing building/structure.

**Alteration** - Construction in a building/structure involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.

**Repair** - A remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

**Demolitions** - The systematic dismantling or destruction of a building/structure or in part.

**Street Furniture** - These are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles and telephone poles.

**Floor Area of Building** - The sum of the area of each floor of the building measured to the outer surface of the outer walls including the area of lobbies, cellars, elevator shafts and all communal spaces in multi-dwellings. Areas of balconies are excluded.

**Total Value of Construction** - The sum of the cost of building, electrical, mechanical, plumbing and others. The value is derived from the approved building permit and represents the estimated value of the building or structure when completed.

**The components of the different NCR districts are as follows:**

NCR I -	City of Manila
NCR II -	Quezon City
NCR III -	Mandaluyong City, Marikina City, Pasig City, San Juan City
NCR IV -	Caloocan City, Malabon City, Navotas City, Valenzuela City
NCR V -	Makati City, Pateros, Taguig City
NCR VI -	Las Piñas City, Muntinlupa City, Parañaque City, Pasay City

*Source: PSA Private Construction Statistics*

For more details, please visit

[www.nso-ncr.ph](http://www.nso-ncr.ph)

[www.census.gov.ph](http://www.census.gov.ph)